

INDUSTRIAL PROPERTY FOR LEASE

12,850 +/- SF Available



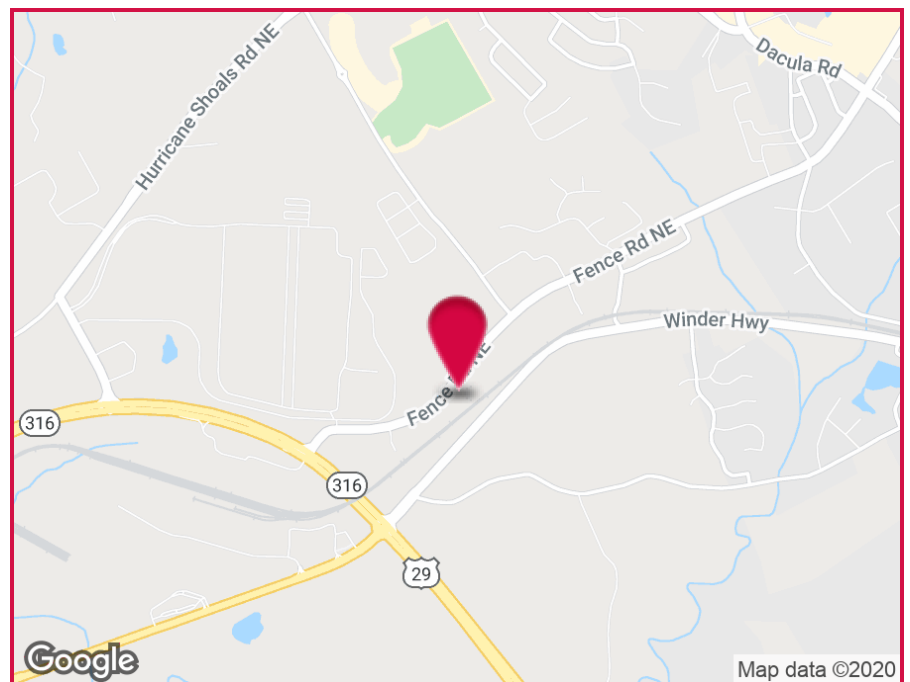
1860 Fence Road, Dacula, GA 30019

OFFERING SUMMARY

Available SF: 12,850 SF

PROPERTY HIGHLIGHTS

- No Office Space
- 2 Restrooms
- 18' Clear Ceiling Height
- 4 Dock Doors
- 1 Drive In Door
- 1200 AMP Service, 480/277 Volt 3 Phase
- Property on Septic (Sewer Available)
- Zoned M1 (Gwinnett County)



For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

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KING Industrial
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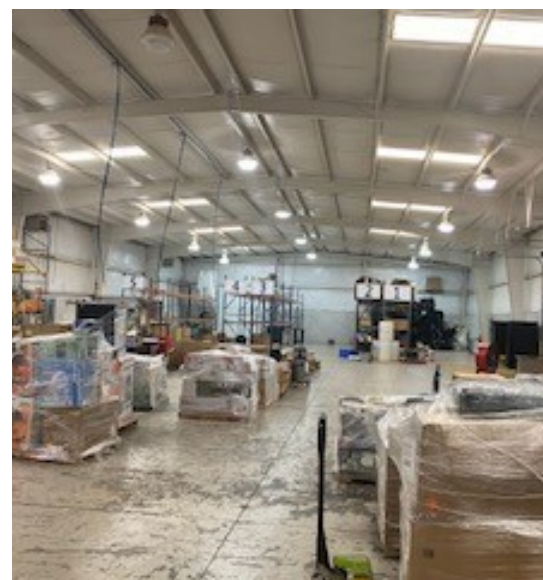
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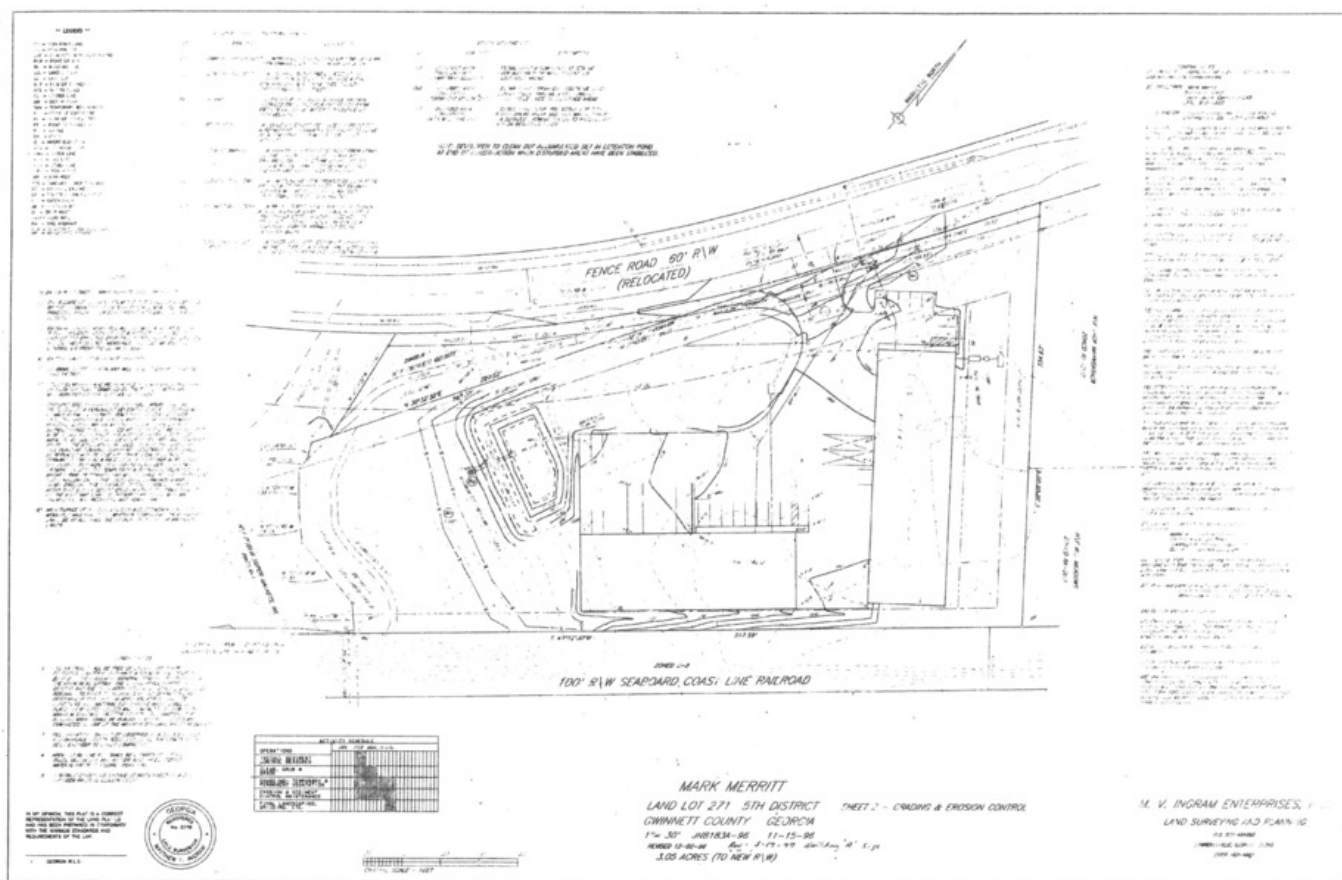
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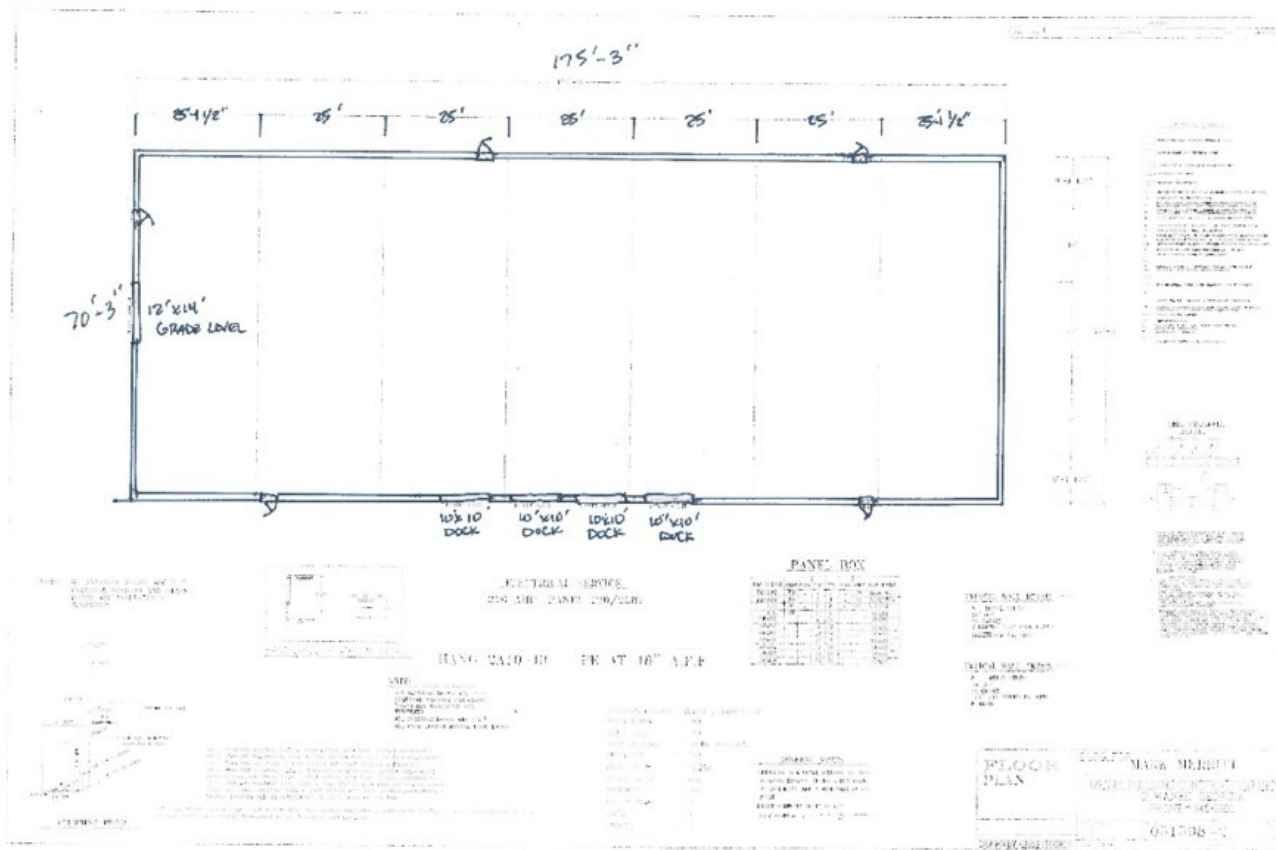
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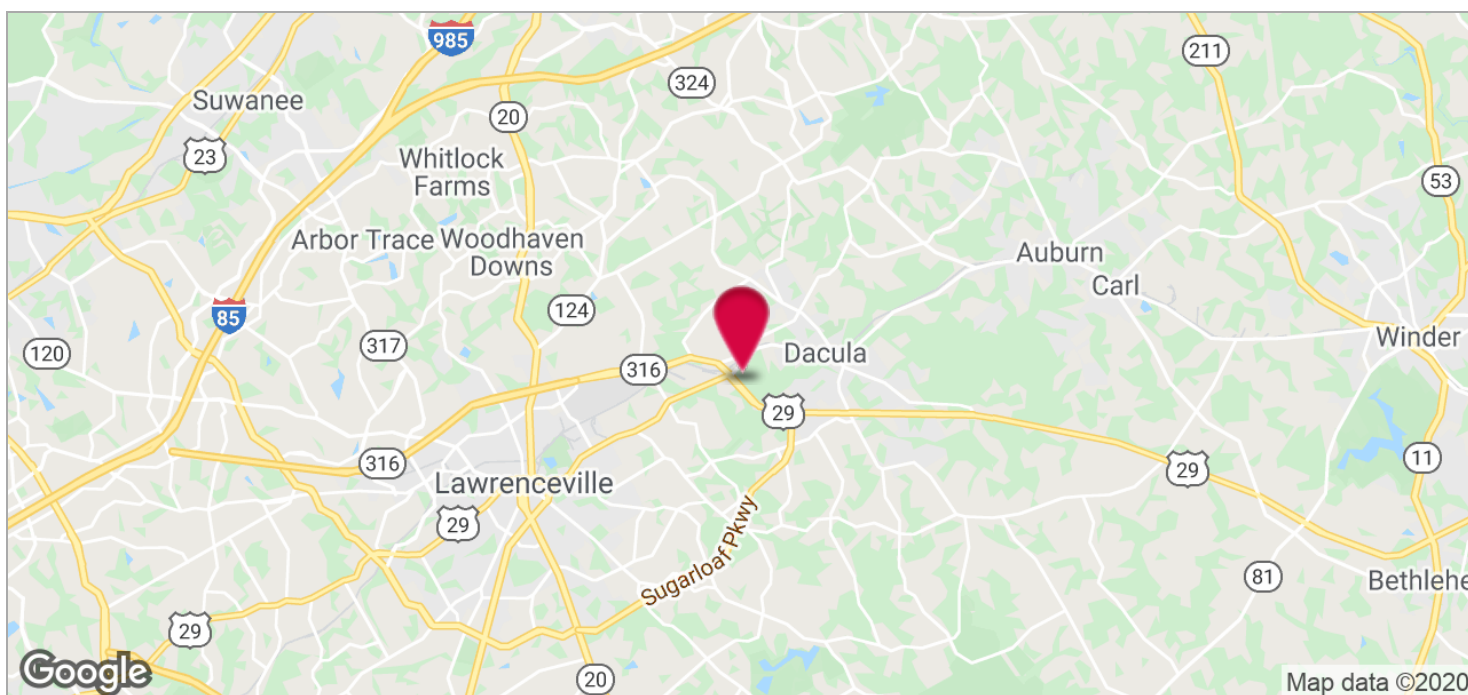
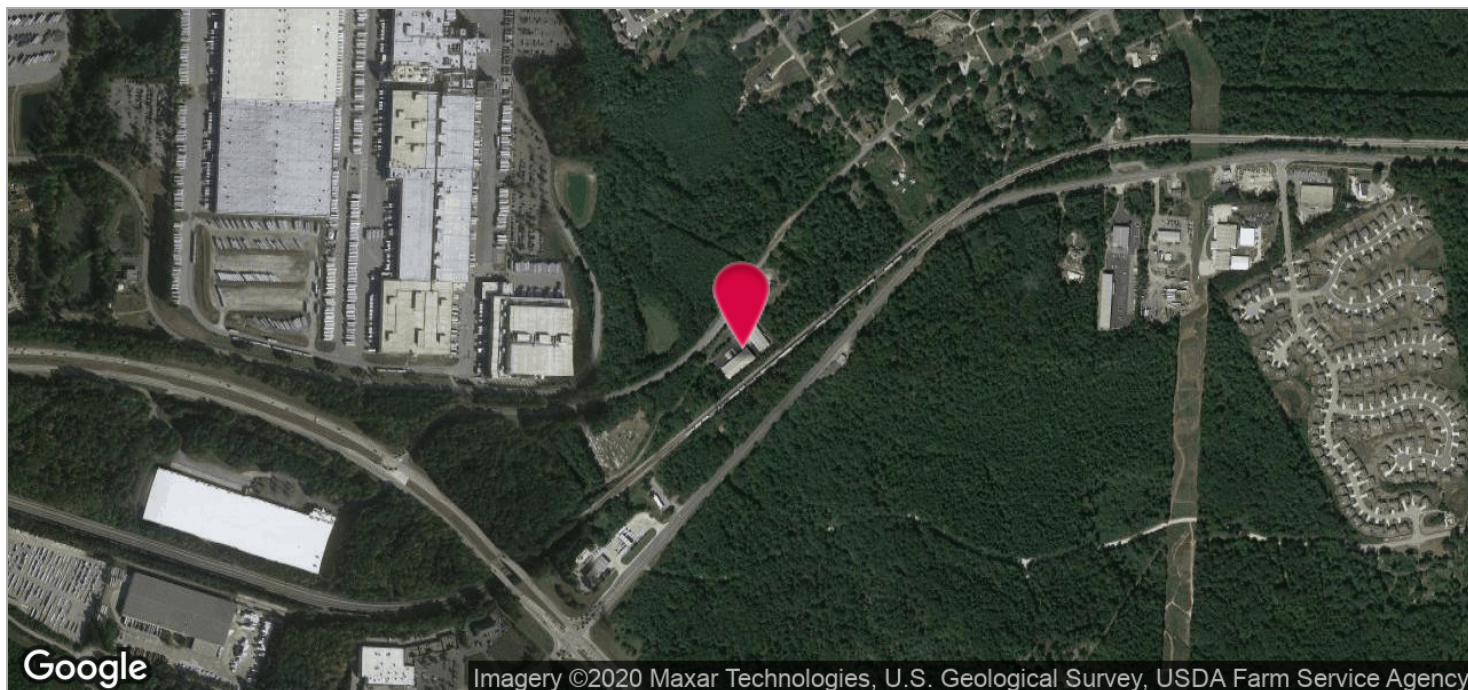
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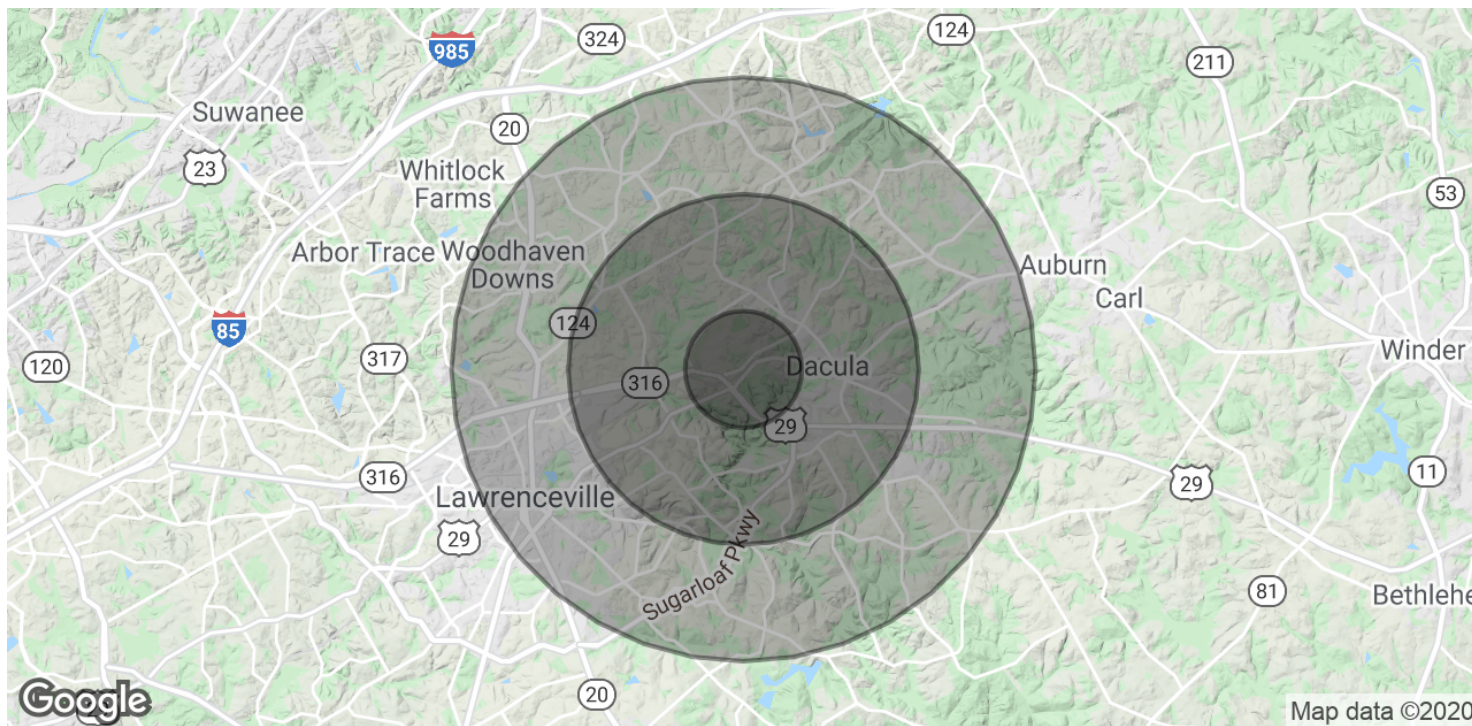
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,799	33,536	101,353
Average age	32.6	32.1	32.6
Average age (Male)	32.7	32.0	32.1
Average age (Female)	32.6	32.3	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	874	10,048	31,167
# of persons per HH	3.2	3.3	3.3
Average HH income	\$87,044	\$81,347	\$79,838
Average house value	\$250,229	\$230,011	\$238,851

* Demographic data derived from 2010 US Census

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